

Salem Planning and Zoning Commission
January 25, 2011

Present: Amato, R.
Buckley, K.
Burr, E.
Chinatti, M., Town Planner/ZEO
Fogarty, G.
Savalle, R.
Smith, V., Alt.
Walter, G.

Absent: Bingham, D.
McKenney, H.
Vacancy, Alt.

Guests: See attached.

CALL TO ORDER:

K. Buckley, chair, called the meeting to order at 6:59 pm.

ADDITIONS TO THE AGENDA:

There were no ADDITIONS TO THE AGENDA this evening.

PUBLIC HEARING(S):

None Scheduled

PETITIONERS:

- 1) **Solek - site plan modification (SPM#11-01-01) for the use of a mobile oven in a parking space for a bakery at 26 New London Road, Unit #3**

T. Solek, owner of Farm To Hearth Wood Fired Baking, appeared before the Commission:

The oven is a mobile custom-made retained heat wood-fired oven. It is registered with the Department of Transportation.

He has been traveling with it to fairs, farmer's markets, and other venues where agriculture is being promoted. He started with pizzas.

He now has another mobile custom-made retained heat wood-fired oven with much more insulation, which he uses for baking bread. It is capable of baking 400-450 loaves per week; he currently is baking ~300 loaves. The oven generates very little smoke.

He does everything by hand including the kneading of all the dough. There will be no employees at the present time.

The oven will be located in a parking space around the rear of the commercial building at 26 New London Road as shown on the plan submitted. The approved site plan for the building required only fifteen (15) parking spaces, but there are seventeen (17) provided.

Unit #3 in the building will require some renovation for the bakery, but all the baking would be accomplished in the outside oven.

M. Chinatti, Town Planner/ZEO:

Comments have not yet been received from the Sanitarian or the Fire Marshal.

She is not yet sure of the Building Official's extent of authority for this oven.

M/S/C (Fogarty/Savalle) to continue the Solek site plan modification application (SPM#11-01-01) for the use of a mobile oven in a parking space for a bakery at 26 New London Road, Unit #3 to the February 15, 2011 Salem Planning and Zoning Commission Regular Meeting. Vote: approved unanimously.

With the Commission's consent, the chair seated
V. Smith for D. Bingham.

PUBLIC COMMENTS:

There were no *PUBLIC COMMENTS*.

OLD BUSINESS:

There was no OLD BUSINESS this evening.

NEW BUSINESS:

1) Election of Officers

M/S/C (Savalle/Burr) to nominate and elect Karen Buckley the Chairman of the Salem Planning and Zoning Commission for the year 2011. Vote: approved unanimously.

M/S/C (Amato/Smith) to nominate and elect Gloria Fogarty the Vice-chairman of the Salem Planning and Zoning Commission for the year 2011. Vote: approved unanimously.

M/S/C (Savalle/Fogarty) to nominate and elect David Bingham the Secretary of the Salem Planning and Zoning Commission for the year 2011. Vote: approved unanimously.

2) 2011 Goals - Planning Process

M. Chinatti, Town Planner/ZEO:

The former PZC last planned their "Priorities" (goals) in May of 2009:

PRIORITIES (AS OF 5-26-09)

- RECORDS RETENTION/SECURITY
- 8 MILE RIVER REGULATIONS - IMPLEMENTATION (RIPARIAN CORRIDOR OVERLAY ZONE ADOPTED EFFECTIVE 11-1-07)
 - REAR LOTS/COMMON DRIVEWAYS
 - IMPERVIOUS SURFACES - TOWN WIDE
 - CONSERVATION DESIGN SUBDIVISION
- AQUIFER PROTECTION ZONE OVERLAY/WATER SUPPLY
- OPEN SPACE PLAN - IMPLEMENTATION (PLAN ADOPTED 1-30-07)
- WORKFORCE HOUSING/DEVELOP HOUSING STARTS DATABASE
 - UPDATE ZONING MAP - DIGITAL
- PUBLIC EDUCATION REGARDING SEPTIC MAINTENANCE
 - WIND GENERATORS
- ADD LOW IMPACT DEVELOPMENT DESIGN TO BEST MANAGEMENT PLANS REGARDING STORMWATER MANAGEMENT
- FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC CONSISTENCY WITH STATE MANAGEMENT PRINCIPLES
- PROTECTION OF NATURAL/HISTORICAL/ARCHITECTURAL/MANMADE RESOURCES - SITE PLAN AND SUBDIVISION PROCESS AND ROAD CONSTRUCTION - RURAL CHARACTER

Her recommendation would be to consider the following in regard to the 2011 Goals:

- Drafting amendments to floodplain regulations;
- Approving a digitized Zoning Map:
 - Sample of Salem's presently approved Zoning Map and what a Salem digitized Zoning Map would be submitted to each member; and
- Workforce (Affordable) Housing:
 - Overlay Zone?
 - Incentive Housing Zone?

The chairman stated that all members should think about what goals they would like to see undertaken by the Commission.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1) **November 23, 2010 - Regular Meeting**

2) December 14, 2010 - Regular Meeting

M/S/C (Buckley/Savalle) to approve the November 23, 2010 Regular Meeting of the Salem Planning and Zoning Commission as presented and the December 14, 2010 Regular Meeting amended as follows:

Page 5 - In the motion to go into Executive Session, change *M/S/C* (_____/_____) to "M/S/C (Burr/Savalle)".

Vote: approved unanimously.

EXECUTIVE SESSION:

Kobyluck - Pending Litigation

M/S/C (Burr/Amato) to go into Executive Session at 8:20 pm and include M. Chinatti, Town Planner/ZEO and D. McTigue, PZC Administrative Assistant/Recording Secretary. Vote: approved unanimously.

Present at Executive Session:

R. Amato, K. Buckley, E. Burr, G. Fogarty, R. Savalle, V. Smith, and G. Walter.

Present at the Commission's pleasure:

M. Chinatti, Town Planner/ZEO/WEO, and D. McTigue, PZC Administrative Assistant/Recording Secretary.

M/S/C (Amato/Savalle) to come out of Executive Session at 8:27 pm. Vote: approved unanimously.

NO ACTION TAKEN.

PLUS DELTAS:

The Commission did not discuss *PLUS DELTAS* this evening.

CORRESPONDENCE:

- Connecticut Bar Association yearly seminar: "Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions" information and registration.

The chairman and the Town Planner/ZEO will be attending.

Any PZC member who would like to attend should notify M. Chinatti, Town Planner/ZEO.

- FOI seminar

ADJOURNMENT:

M/S/C (Burr/Savalle) to adjourn the meeting at 8:30 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/ Recording Secretary